041.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,101,100 / 1,101,100
					USE VALUE:	1,101,100 / 1,101,100
					ASSESSED:	1,101,100 / 1,101,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	FORDHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MADMAX 36 FORDHAM REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	19 AGAWAM RD
Street 2:	
Twn/City:	WINCHESTER MA
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	MURRAY PAUL D & KELLY A -
Owner 2:	-
Street 1:	19 AGAWAM RD
Twn/City:	WINCHESTER MA
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2760 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	657,100		444,000	1,101,100
Total Card	0.103	657,100		444,000	1,101,100
Total Parcel	0.103	657,100		444,000	1,101,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.95 | /Parcel: 398.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	28348
GIS Ref	
GIS Ref	
Insp Date	11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	657,400	0	4,500.	444,000	1,101,400	1,101,400	Year End Roll	12/18/2019
2019	104	FV	481,800	0	4,500.	471,800	953,600	953,600	Year End Roll	1/3/2019
2018	104	FV	481,800	0	4,500.	344,100	825,900	825,900	Year End Roll	12/20/2017
2017	104	FV	452,600	0	4,500.	299,700	752,300	752,300	Year End Roll	1/3/2017
2016	104	FV	452,600	0	4,500.	255,300	707,900	707,900	Year End	1/4/2016
2015	104	FV	404,700	0	4,500.	249,800	654,500	654,500	Year End Roll	12/11/2014
2014	104	FV	404,700	0	4,500.	205,400	610,100	610,100	Year End Roll	12/16/2013
2013	104	FV	420,600	0	4,500.	195,400	616,000	616,000		12/13/2012

!3454!

PRINT

Date	Time
12/10/20	18:42:24

LAST REV

Date	Time
04/09/19	13:58:48
apro	
3454	

USER DEFINED

Prior Id # 1:	28348
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY PAUL D &	65689-446		7/8/2015	Convenience	1	No	No		
W T RICH COMPAN	65371-467		5/15/2015		735,000	No	No		
RICH MICHAEL L/	62008-10		6/13/2013	Change>Sale	585,000	No	No		
STRUZIK PAUL &	35355-45		4/29/2002		575,900	No	No		
STRUZIK PAUL	26901-281		12/13/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
6/29/2016	Sales Review	PT	Paul T
4/15/2009	Measured	372	PATRIOT
7/24/2002	MLS	HC	Helen Chinal
3/3/2000	Mailer Sent		
2/29/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03043473
Const Adj.:	0.98000199
Adj $ / SQ:	171.671
Other Features:	125750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736645
Depreciation:	79558
Depreciated Total:	657087

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

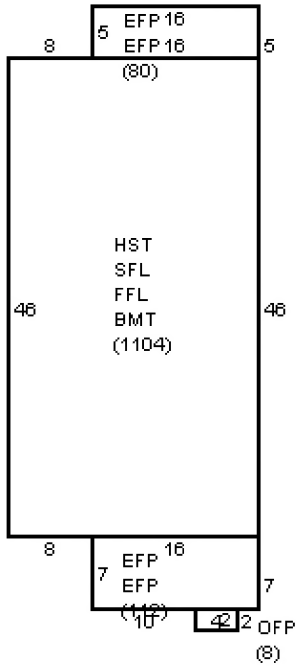
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	188.84
Special Features:	0	Val/Su Net:	154.39
Final Total:	657100	Val/Su SzAd	238.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	51.500	56,857
FFL	First Floor	1,104	171.670	189,525
SFL	Second Floor	1,104	171.670	189,525
HST	Half Story	552	171.670	94,762
EFP	Enclos Porch	384	33.630	12,913
OFP	Open Porch	8	43.120	345

Net Sketched Area:	4,256			Total:	543,927
Size Ad	2760	Gross Are	4808	FinArea	2760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc